

RESOLUTION GRANTING THIRD ROUND SUBSTANTIVE CERTIFICATION #6-09

City of Millville, Cumberland County

WHEREAS, on December 23, 2008, the City of Millville, Cumberland County, petitioned the Council on Affordable Housing (COAH) for substantive certification of a Housing Element and Fair Share Plan addressing its total 1987-2018 affordable housing obligation; and

WHEREAS, on February 7, 2009 the City of Millville ("City") published notice of its petition in The Daily Journal which is a newspaper of general circulation within the county, pursuant to N.J.S.A. 52:27D-313 and N.J.A.C. 5:96-3.5; and

WHEREAS, no objections to the plan were received by COAH during the 45-day objection period, which ended April 13, 2009; and

WHEREAS, Millville's fair share plan addresses a total 1987-2018 affordable housing obligation of 790 units, consisting of a 129-unit rehabilitation share, 0-unit prior round obligation and a 661-unit projected growth share obligation pursuant to N.J.A.C. 5:97; and

WHEREAS, COAH staff has reviewed the City's Housing Element and Fair Share Plan, which is incorporated by reference herein; and

WHEREAS, the City is located in Planning Areas (PA) 1 & 5A and is served by a public water supply and wastewater conveyance and treatment system; and

WHEREAS, the City proposes to address its 129-unit rehabilitation share with 40 rehabilitation credits and a rehabilitation program for 89 units; and

WHEREAS, the City proposes to address its 661-unit projected growth share obligation with 545 credits for built units (Prior Cycle, 145 units and Post-1986, 400 units), 68 credits for proposed units and 165 bonuses from the Oak View Apartments, LLC; and

WHEREAS, Millville's proposed units will be provided through the following mechanisms: 100% affordable-23 units, Inclusionary Zoning-39 units and Redevelopment-6 units; and

WHEREAS, pursuant to N.J.A.C. 5:96-6.2(a)2, on April 28, 2009 COAH issued a Compliance Report (attached as Exhibit A and incorporated by reference herein) recommending approval of the City of Millville's petition for third round substantive certification; and

WHEREAS, Millville asked for a revision to the Plan and Compliance Report to substitute 16 very low income units from the Oak View Apartments, LLC for the 16 very low income units previously identified at the Holly City Development Corporation's Mid-Rise project; and

WHEREAS, the April 28, 2009 report has been revised to substitute very low income units from the Oak View Apartments project for units in a Holly City Development Corporation's project, said plan showing a revision date of May 6, 2009; and

WHEREAS, there was a 14-day period to submit comments to the COAH Compliance Report pursuant to N.J.A.C. 5:96-6.2(b) and COAH received no comments during this timeframe.

NOW THEREFORE BE IT RESOLVED that the Housing Element and Fair Share Plan submitted by the City of Millville comports to the standards set forth at N.J.S.A. 52:27D-314 and meets the criteria for third round substantive certification pursuant to N.J.A.C. 5:96-6.3; and

BE IT FURTHER RESOLVED that pursuant to N.J.A.C. 5:97-4.1(d), all credits will be verified and validated during monitoring subsequent to substantive certification pursuant to N.J.A.C. 5:96-11; and

BE IT FURTHER RESOLVED that pursuant to N.J.A.C. 5:96-6.2(a), after having reviewed and considered all of the above, COAH hereby grants third round substantive

certification to the City of Millville; and

BE IT FURTHER RESOLVED that after receiving final substantive certification, pursuant to N.J.A.C. 5:96-6.3(e), the City of Millville shall adopt all implementing Fair Share Ordinances within 45 days of this grant of substantive certification; and

BE IT FURTHER RESOLVED if the City of Millville fails to timely adopt its Fair Share Ordinances, COAH's grant of substantive certification shall be void and of no force and effect; and

BE IT FURTHER RESOLVED that Millville shall submit all Fair Share Ordinances to COAH upon adoption; and

BE IT FURTHER RESOLVED that Millville shall comply with COAH monitoring requirements as set forth in N.J.A.C. 5:96-11, including reporting Millville's actual growth pursuant to N.J.A.C. 5:97-2.5; and

BE IT FURTHER RESOLVED that pursuant to N.J.A.C. 5:96-10.1, COAH shall conduct biennial plan evaluations upon substantive certification of Millville's Housing Element and Fair Share Plan to verify that the construction or provision of affordable housing has been in proportion to the actual residential growth and employment growth in Millville and to determine that the mechanisms addressing the projected growth share obligation continue to present a realistic opportunity for the creation of affordable housing; and

BE IT FURTHER RESOLVED that if upon any biennial review the difference between the number of affordable units constructed or provided in Millville and the number of units required pursuant to N.J.A.C. 5:97-2.5 results in a pro-rated production shortage of 10 percent or greater; the City is not adhering to its implementation schedule pursuant to N.J.A.C. 5:97-3.2(a)4; or the mechanisms addressing the projected growth share obligation no longer present a realistic opportunity for the creation of affordable housing; then, the Council may direct Millville to amend its plan to address the shortfall; and

BE IT FURTHER RESOLVED that pursuant to N.J.A.C. 5:97-2.5(e), if the actual growth share obligation determined is less than the projected growth share obligation, Millville shall continue to provide a realistic opportunity for affordable housing to address the projected growth share; and

BE IT FURTHER RESOLVED that pursuant to N.J.A.C. 5:96-6.3(b), Millville's substantive certification shall remain in effect until December 30, 2018; and

BE IT FURTHER RESOLVED that any changes to the facts upon which this substantive certification is based or any deviations from the terms and conditions of this substantive certification which affect the ability of the City of Millville to provide for the realistic opportunity of its fair share of low- and moderate-income housing and which the City fails to remedy, may render this certification null and void.

I hereby certify that this resolution was
duly adopted by the Council on Affordable
Housing at its public meeting on May 14, 2009

A handwritten signature in black ink, reading "Reneé Reiss". The signature is written in a cursive, flowing style with a large initial "R".

Reneé Reiss, Secretary
Council on Affordable Housing

***Council on Affordable Housing
Compliance Report***

April 28, 2009

(Revised May 6, 2009)

Municipality: *City of Millville*
County: *Cumberland*

COAH Region: # 6
Planning Area: # 1, 2, 4 and 5
Special Resource Area: *partial CAFRA*

Housing Element and Fair Share Plan Adopted: *12/15/2008*
Petition for 3rd Round Substantive Certification: *12/23/2008*
Completeness Determination: *2/2/2009*
Date of Publication: *2/7/2009*

Objections Received: No

Petition Includes:

VLA: *No*
GPA: *Yes, upward adjustment*
Waiver: *No* **Section:**

Date of Site Visit: *April 27, 2009*

History of Approvals:

| | COAH | JOC | N/A |
|--------------------------------|------------------|------------|------------|
| First Round: | <i>6/15/1991</i> | | |
| Second Round: | | | <i>x</i> |
| Extended Certification: | | | <i>x</i> |

Plan Preparer: *Brian Slauch, PP, AICP; Kathleen Grady, PP, AICP*

Municipal Housing Liaison: *Kim Ayres, AICP, Ph.D.*

Recommendation: Grant Substantive Certification

SUMMARY OF FAIR SHARE OBLIGATION

| | |
|-----------------------------------------|-----|
| Rehabilitation Share | 129 |
| Prior Round Obligation | 0 |
| Projected Growth Share Obligation (Net) | 661 |

ACTUAL GROWTH and GROWTH SHARE through (September 2008)¹

| Res Units (#) | Actual Res Growth Share | Jobs (#) | Actual Non-Res Growth Share | Actual TOTAL Growth Share |
|--------------------------|------------------------------------|---------------------|----------------------------------------|--------------------------------------|
| 711 | 142 units | 2,224 | 139 units | 281 units |

COMPLIANCE PLAN SUMMARY

| Obligation | Credit/ Mechanism Type | # Units Completed | # Units Proposed | TOTAL |
|--------------------------------------|-----------------------------------|------------------------------|-----------------------------|--------------|
| REHABILITATION: 129 units | | | | |
| Credits | Post-April 1, 2000 | 40 | | 40 |
| Program(s) | Municipal | | 89 | 89 |
| | | | | |
| Rehabilitation Subtotal | | | | 129 |
| NEW CONSTRUCTION: | | | | |
| Prior Round: 0 units | | | | |
| Prior Round Subtotal | | | | 0 |
| Growth Share: 661 units | | | | |
| Credits | Prior Cycle | 145 | | 145 |
| | Post-1986 | 400 | | 400 |
| Growth Share Mechanism(s) | 100% Affordable | | 23 | 23 |
| | Inclusionary Zoning | | 39 | 39 |
| | Redevelopment | | 6 | 6 |
| Growth Share Bonus(es) | Rental Bonuses | | 165 | 165 |
| | | | | |
| Growth Share Subtotal | | | | 778 |
| Surplus Units | | | | 117 |

¹ This number does not take into account allowable exclusions permitted under N.J.A.C. 5:97-2.5; therefore, the actual growth share may vary. Millville's plan does not include exclusions.

HOUSING ELEMENT

Pursuant to N.J.S.A. 40:55D-28(b), the Housing Element is a required section of the Municipal Master Plan. The Housing Element must be designed to achieve the goal of access to affordable housing to meet existing and future housing needs, with special attention given to low- and moderate-income households. The housing needs analysis must include demographic information on existing and projected housing stock and employment characteristics, a quantification of low- and moderate-income housing need, and a consideration of the lands within the municipality that are most appropriate to accommodate such housing. The City of Millville's Housing Element includes sufficient information regarding housing stock, demographic and employment characteristics and population trends pursuant to N.J.S.A. 52:27D-310.

Under N.J.A.C. 5:97-2.1(b), the Housing Element must also set forth the municipality's fair share obligation, which is the sum of the rehabilitation share, the prior round obligation, and the growth share.

A. Rehabilitation Share

The rehabilitation share is the number of existing housing units within a municipality as of April 1, 2000, that are both deficient and occupied by households of low or moderate income. As indicated in Appendix B of N.J.A.C. 5:97, the City of Millville has a rehabilitation share of 129 units.

B. Prior Round Obligation

The prior round obligation is the cumulative 1987-1999 new construction obligation provided in Appendix C of N.J.A.C. 5:97. The City of Millville has a prior round obligation of zero.

C. Projected Growth Share

The projected growth share is initially calculated based on household (residential) and employment (non-residential) 2004-2018 projections. Pursuant to Appendix F of N.J.A.C. 5:97, the City of Millville has a residential projection of 1,015 units and a non-

residential projection of 349 jobs, which results in an initial projected growth share obligation of 225 affordable units. However, after the City considered the actual growth and pending approvals in Worksheet B (See **Attachment A**), the City of Millville's residential projection is increased to 2,186 units and a non-residential projection of 3,586 jobs. Therefore, the City of Millville's total projected growth share for the period 1999-2018 is 661 affordable units consisting of a 437-unit projected residential growth share and a 224-unit projected non-residential growth share.² The revised growth share obligation, as determined by using alternate higher household and employment projections, is nearly three times the obligation based on the Appendix F projection.

SUMMARY OF FAIR SHARE OBLIGATION

| | |
|-----------------------------------------|-----|
| Rehabilitation Share | 129 |
| Prior Round Obligation | 0 |
| Projected Growth Share Obligation (Net) | 661 |

I. FAIR SHARE PLAN

A Fair Share Plan, as required under N.J.A.C. 5:97-3.1, describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to specifically address a municipality's rehabilitation share, prior round obligation, and growth share obligation and includes the draft ordinances necessary to implement that plan. Affordable housing must be provided in direct proportion to the growth share obligation generated by the actual growth.

The City of Millville's Fair Share Plan, and the supporting documentation incorporated by reference therein, addresses the requirements of N.J.A.C. 5:97-3.1 as follows:

² Pursuant to N.J.A.C. 5:97-2.2(d), the City of Millville's residential projection of 2,186 is divided by 5 to yield 437 units and the nonresidential projection of 3,586 jobs is divided by 16 to yield 224 units. The City of Millville's total projected growth share is therefore 661 units (*res 437 + non-res 224=661*).

A. Plan to Address Rehabilitation Share

Rehabilitation Share Credits

The City of Millville is requesting credit for 40 units rehabilitated subsequent to April 1, 2000. In accordance with N.J.A.C. 5:97-4.1(d), all credits will be verified and validated during monitoring subsequent to substantive certification pursuant to N.J.A.C. 5:96-11.

Rehabilitation Credits

| Rehabilitation Program | # Credits |
|-------------------------------|------------------|
| <i>City Rehab Program</i> | 40 |
| TOTAL | 40 |

Proposed Rehabilitation Program

Rehabilitation Program

The City proposes to continue its rehabilitation program to address its remaining 89-unit rehabilitation obligation. Millville finances its rehabilitation program with funds from Development Fee collections (balance as of 12/31/08 was \$229,551), Community Development Block Grant (CDBG) revenue and HOME Investment Partnership Program (HOME) funds. The City receives an annual allocation of Small Cities Block Grants and HOME funds in the amount of approximately \$300,000 to fund rehabilitation activity. The City has also budgeted \$2,000,000 of Revenue Allocation District (RAD) funds for rehabilitation. Millville's Spending Plan Expenditure Schedule includes the spending of \$510,000 of development fee revenue on the rehabilitation by 2018. The City therefore has identified funding to cover the entire rehabilitation obligation, as well as passing a resolution of intent to bond should additional funding be necessary. As currently planned, the rehabilitation program will complete six units in 2009, five units in both 2010 and 2011, seven units in 2012 and 11 units per year for 2013 through 2018. Millville has a contract with Triad Associates to administer a rehabilitation program consistent with COAH's rules and regulations using an existing rehabilitation manual. (Copies of rental and sales operating manuals have been provided to COAH). In addition, the program

requires that a major system be corrected, consistent with N.J.A.C. 5:97-6.2 and the units are required to have a minimum of 10-year controls on affordability. The City will be including rental as well as owner-occupied units as they restructure their existing program to become more attractive to landlords.

Proposed Rehabilitation Program(s)

| Rehabilitation Program | # Units |
|-------------------------------|----------------|
| <i>City Rehab Program</i> | 89 |
| TOTAL | 89 |

B. Plan to Address Prior Round Obligation

The City of Millville has no Prior Round Obligation.

C. Plan to Address Projected Growth Share

Growth Share Obligation Credits

The City of Millville is partially addressing the projected Growth Share Obligation of 661 units with 710 credits and bonuses. In accordance with N.J.A.C. 5:97-4.1(d), all credits will be verified and validated during monitoring subsequent to substantive certification pursuant to N.J.A.C. 5:96-11. Ninety-three (93) excess age-restricted units are also identified and the City will use them towards a future obligation of affordable housing or use them as credit should the actual growth share exceed Millville's projections.³

Prior Cycle Credits

| Project/Development Name | Year | Type of Affordable Unit | # Units/ Bedrooms |
|---------------------------------|-------------|--------------------------------|--------------------------|
|---------------------------------|-------------|--------------------------------|--------------------------|

³ In addition to 30 excess units in the Holly City Devel. Corp. Mid-Rise project listed with the Post-1986 projects, there are 39 units in the Maurice House, an Age-restricted Assisted living site and 24 units in the Millville Housing Authority High Rise West site which is an age-restricted residential health care facility. The latter two projects are not shown in the chart below as they are not eligible for credit at this time.

| | | | |
|--------------------------------|------|-----------------------|------------|
| MHA Cedarview Apartments | 1981 | Age-restricted Rental | 50 |
| MHA Jaycee Plaza | 1985 | Age-restricted Rental | 90 |
| Vineland Development Center, 4 | 1985 | Support. Hous. | 5BR |
| TOTALS | | | 145 |

Post-1986 Credits

| Project/Development Name | Year | Type of Affordable Unit | # Units/Bedrooms | Bonus Type | # Bonuses | Total Units/Bedrooms + Bonuses |
|---------------------------------------------------------|-------------|--------------------------------|-------------------------|-------------------|------------------|---------------------------------------|
| Caring Group Home (1306 Fairton Road) | 2002 | Support. Housing | 3BR | | | 3 |
| Elwyn New Jersey, Inc. (302 Valatia St.) | 1996 | Support. Housing | 4BR | | | 4 |
| Elwyn New Jersey, Inc. (513 Crest Ave) | 1995 | Support. Housing | 4BR | | | 4 |
| Elwyn New Jersey, Inc. (14 Jason Street) | 1995 | Support. Hous. | 4BR | | | 4 |
| Elwyn New Jersey, Inc. (1807 Cedar) | 2003 | Support. Hous. | 3BR | | | 3 |
| Elwyn New Jersey, Inc. (213 S. 14 th Street) | 2003 | Support. Hous. | 3BR | | | 3 |
| Elwyn New Jersey, Inc. (1301 Chickadee Lane) | 1993 | Support. Hous. | 5BR | | | 5 |
| Vineland Development Center, 1 | 1988 | Support. Hous. | 5BR | | | 5 |
| Vineland Development Center, 2 | 1992 | Support. Hous. | 5BR | | | 5 |
| Vineland Development Center, 3 | 1993 | Support. Hous. | 5BR | | | 5 |
| Parents and Friends | 2001 | Support. Hous. | 3BR | | | 3 |

| | | | | | | |
|------------------------------------------------------------------------|-----------|------------------------------|------------|-------------------|------------|------------|
| MHA Scattered Sites | 1997 | 100%, Family Rental | 20 | | | 20 |
| Holly City Development Corp. MONI Project | 2007 | 100%, Family Sale | 16 | | | 16 |
| A HOME, Inc. Rental Project | 2006 | 100%, Family Rental | 1 | | | 1 |
| Holly City Development Corp. Mid-Rise (Age-Res. And Family) Pt. 1 of 2 | 2008 | 100%, Age-restricted Rental | 25 of 73* | | | 25 |
| Holly City Development Corp. Mid-Rise (Age-Res. And Family) Pt. 2 of 2 | 2008 | 100%, Family Rental | 18 of 73* | | | 18 |
| Oak View Apartments, LLC. | 2005 | 100%, Family Rental | 209 | Rental | 165 | 374 |
| Maurice View Plaza | 1999 | Permanent Supportive Housing | 30 | Perm. Supp. Hous. | | 30 |
| AHOME UHORP, Scattered Sites | 1994-2008 | 100%, Family Sale | 37 | | | 37 |
| TOTALS | | | 400 | | 165 | 565 |

*73 total units, 55 Age-Res. 18 Family; Age-restricted maximum is 165; only 25 of 55 Age-Res. units are creditable; 30 excess age-restricted units created.

Proposed Affordable Housing Mechanisms

While Millville exceeded it's own alternative and higher growth share obligation with Prior Cycle and Post-1986 credits, the City continues to work on additional affordable housing through 100% affordable and redevelopment programs and inclusionary development by both private and non-profit developers.

AHOME CHOICE Project

AHOME, Inc. is a non-profit affordable housing developer and housing counselor located in Millville. The City of Millville will utilize an AHOME Inc. project known as CHOICE to provide 23 units towards its Growth Share Obligation. The program proposes to purchase 23 lots which are either developed with substandard dwellings or are undeveloped. The sponsor will either renovate the dwelling or build new homes on vacant lots. The properties will then be sold as affordable units. The project is approved with three pricing levels for low and moderate income households with eight units priced at 44% of median, one at 55% of median and 14 between 55% and 72% of median income for the region. The New Jersey Housing and Mortgage Finance Agency (HMFA) is providing funding through their CHOICE Program. AHOME is currently negotiating with a private lender for the remainder of the funds required to start construction. HMFA has approved a pro-forma statement as part of their approval and adequate funding is in place. Eight dwellings have already been acquired and will serve as the 'first phase.' The project, which is already underway, will be completed in two more phases to satisfy HMFA requirements and is expected to be completed by 2014. All of the sites are located in the City's public water service area and are within the approved sewer service area and meet the standards for site suitability. **[23 family units for sale, 100% affordable housing]**

Holly City Development Corp. CHOICE Project

The City of Millville will rely on the Holly City Development Corporation's (HCDC) CHOICE project to provide 5 units towards its Growth Share Obligation. HCDC is developing a 23-unit mixed income project under the HMFA's CHOICE Program for emerging markets. The program proposes to purchase 23 substandard dwellings and/or vacant lots to either renovate the dwellings or build new homes on the vacant lots. This program targets middle income and lower income households with 18 of the units to be sold to market rate buyers. The project will include five low and moderate income sales units the sites for which have already been identified. Two of the units will be priced at 45% of median, two at 55% and one at 72% of median income for the region. Construction is scheduled to begin in June 2009 with completion by year end. All of the sites are located in the City's public water service area and are within the

approved sewer service area and meet the standards for site suitability. **[5 family sales units, Non-profit Inclusionary development]**

Millville Gardens

The City of Millville is implementing an approved redevelopment plan for an area known as the 'Center City Redevelopment Area.' The 'area in need of redevelopment' is located in a PA-1 area as designated on the State Development and Redevelopment Plan. Part of the plan is in place with the acquisition of the Millville Gardens apartment complex, the site of 101 substandard units. One of the City's goals for the redevelopment of this site is the provision of affordable family rental housing following demolition of the existing structures. The City of Millville issued a Request for Proposals (RFP) on November 24, 2008 with responses due on January 9, 2009. Those responses were unsatisfactory. A reissued RFP elicited a proposal for 30 market units and 6 affordable units from two private affordable housing developers, Ingerman Affordable Housing and BCM Affordable Housing and a local non-profit affordable housing developer, AHOME, Inc. The City is analyzing the proposal and anticipates that a redeveloper agreement will be entered shortly. The developer proposes to finance the project with participation in the HMFA Homeownership Choice Program. Construction is expected to start in 2010 and completed by 2012. Millville may phase this project as it has met its entire municipally projected growth share obligation with prior cycle and post-1986 credits. The City must submit the remaining documentation no later than its first biennial review. **[6 family rental units in Redevelopment Plan]**

Inclusionary Development

The City of Millville proposes to address the remaining growth share obligation through the use of units created under the growth share ordinance adopted under COAH's initial Third Round Rules. Three inclusionary subdivision developments were granted final approval between December 20, 2004 and June 2, 2008 based on the then-ratio of 1 affordable units among 9 total units. Five affordable sale units were approved in Carmel Estates, two affordable family sale units were approved in the Tumble Partnership Development and 27 affordable family sale units were approved and expected in Crystal

Village based on the construction of 200 units by 2018. The City will be rewriting their inclusionary housing ordinances to meet COAH regulations. **[34 family sales units, Private Inclusionary development]**

Proposed Growth Share AH Mechanisms

| Type/Name of Affordable Housing Mechanism | Type of Affordable Unit | # Units/Bedrooms | Bonus Type | # Bonuses | Total Units/Bedrooms + Bonuses |
|-----------------------------------------------------------|--------------------------------|-------------------------|-------------------|------------------|---------------------------------------|
| A HOME CHOICE / 100% Affordable | Family Sale | 23 | | | 23 |
| Holly City Development Corp. CHOICE Program, Inclusionary | Family Sales | 5 | | | 5 |
| Millville Gardens / Redevelopment | Family Rental | 6 | | | 6 |
| Carmel Estates, Approved 2005, Inclusionary | Family Sales | 5 | | | 5 |
| Tumble Partnership, Approved 2005, Inclusionary | Family Sales | 2 | | | 2 |
| Crystal Village, Approved 2007, Inclusionary | Family Sales | 27 | | | 27 |
| TOTALS | | 68 | | | 68 |

Growth Share Parameters

The City of Millville has satisfied the applicable Growth Share parameters as follows:

Growth Share Rental Obligation:⁴ 166 Units

| Development/Project Name | Type of Affordable Unit | # Units |
|---------------------------------|--------------------------------|----------------|
| MHA Scattered Sites / 100% | Family Rental | 20 |

⁴ Projected Growth Share Rental Obligation: .25(Projected Growth Share) or .25(661)= 166 units N.J.A.C. 5:97-3.10

| | | |
|---------------------------------------------------------------|------------------------------|------------|
| Affordable | | |
| A HOME, Inc. Rental Project / 100% Affordable | Family Rental | 1 |
| Oak View Apartments, LLC. / 100% Affordable | Family Rental | 209 |
| MHA Cedarview Apartments / 100% Affordable | Age-restricted Rental | 50 |
| MHA Jaycee Plaza / 100% Affordable | Age-restricted Rental | 90 |
| Holly City Development Corp. Mid-Rise / 100% Affordable | Age-restricted Rental | 25 |
| Holly City Development Corp. Mid-Rise / 100% Affordable | Family Rental | 18 |
| Caring Group Home (1306 Fairton Road) / SSN | Supportive Housing | 3 |
| Elwyn New Jersey, Inc. (14 Jason Street) / SSN | Supportive Housing | 4 |
| Elwyn New Jersey, Inc. (1807 Cedar) / SSN | Supportive Housing | 3 |
| Elwyn New Jersey, Inc. (1301 Chickadee Lane) / SSN | Supportive Housing | 5 |
| Elwyn New Jersey, Inc. (513 Crest Avenue) / SSN | Supportive Housing | 4 |
| Elwyn New Jersey, Inc. (213 S. 14 th Street) / SSN | Supportive Housing | 3 |
| Elwyn New Jersey, Inc. (302 Valatia Street) / SSN | Supportive Housing | 4 |
| Maurice View Plaza / SSN | Permanent Supportive Housing | 30 |
| Millville Gardens | Family Rental | 6 |
| TOTAL | | 475 |

Growth Share Family Rental Requirement⁵ : 83 Units

| Development/Project Name | Type of Affordable Unit | # Units |
|---------------------------------------------------------|--------------------------------|----------------|
| MHA Scattered Sites / 100% Affordable | Family Rental | 20 |
| A HOME, Inc. Rental Project / 100% Affordable | Family Rental | 1 |
| Oak View Apartments, LLC. / 100% Affordable | Family Rental | 209 |
| Holly City Development Corp. Mid-Rise / 100% Affordable | Family Rental | 18 |
| Millville Gardens | Family Rental | 6 |
| TOTAL | | 254 |

Growth Share Minimum Family Requirement⁶ : 248 Units

| Development/Project Name | Type of Affordable Unit | # Units |
|-------------------------------------------------------------|--------------------------------|----------------|
| MHA Scattered Sites / 100% Affordable | Family Rental | 20 |
| MHA HOPE 3 Projects / 100% Affordable | Family Sale | 11 |
| Holly City Development Corp. MONI Project / 100% Affordable | Family Sale | 16 |
| A HOME, Inc. Rental Project / 100% Affordable | Family Rental | 1 |

⁵ Projected Growth Share Family Rental Requirement: .5(Projected Growth Share Rental Requirement) or .5(166)= 83 units N.J.A.C. 5:97-3.6, (a), 4.

⁶ Projected Growth Share Family Requirement: .5(Projected Growth share less bonuses) or .5(661-165)= .5(496) or 248 units N.J.A.C. 5:97-3.9

| | | |
|-----------------------------------------------------------|---------------|------------|
| Oak View Apartments, LLC. / 100% Affordable | Family Rental | 209 |
| A HOME CHOICE / 100% Affordable | Family Sale | 23 |
| Holly City Development Corp. CHOICE Program, Inclusionary | Family Sales | 5 |
| Holly City Development Corp. Mid-Rise / 100% Affordable | Family Rental | 18 |
| Millville Gardens / Redevelopment | Family Rental | 6 |
| Carmel Estates / Inclusionary | Family Sale | 5 |
| Tumble Partnership / Inclusionary | Family Sale | 2 |
| Crystal Village / Inclusionary | Family Sale | 27 |
| A HOME, Inc., Scattered Site | Family Sale | 37 |
| TOTAL | | 380 |

Very Low Income Minimum Requirement⁷ : 65 Units

| Development/Project Name | Type of Affordable Unit | # Units |
|----------------------------------------------------|--------------------------------|----------------|
| Caring Group Home (1306 Fairton Road) / SSN | Supportive Housing | 3 |
| Elwyn New Jersey, Inc. (14 Jason Street) / SSN | Supportive Housing | 4 |
| Elwyn New Jersey, Inc. (1807 Cedar) / SSN | Supportive Housing | 3 |
| Elwyn New Jersey, Inc. (1301 Chickadee Lane) / SSN | Supportive Housing | 5 |

⁷ Growth Share Very Low Income Requirement: .13(Projected Growth Share - Bonuses) or .13(661-165)= .13(496) or 64.48 or 65 units.

| | | |
|---------------------------------------------------------------|--------------------|-----------------|
| Elwyn New Jersey, Inc. (513 Crest Avenue) / SSN | Supportive Housing | 4 |
| Elwyn New Jersey, Inc. (213 S. 14 th Street) / SSN | Supportive Housing | 3 |
| Elwyn New Jersey, Inc. (302 Valatia Street) / SSN | Supportive Housing | 4 |
| Vineland Development Center, 1 | Supportive Housing | 5 |
| Vineland Development Center, 2 | Supportive Housing | 5 |
| Vineland Development Center, 3 | Supportive Housing | 5 |
| Vineland Development Center, 4 | Supportive Housing | 5 |
| Parents and Friends | Supportive Housing | 5 |
| Oak View Apartments, LLC. | 100% Family Rental | 16 ⁸ |
| TOTAL | | 65 |

In addition to the very low income units listed, the Millville Housing Authority provides a continuous supply of such units as it selects new tenants. The Authority leases approximately 40% of its units to very low income households.

Age-Restricted Maximum⁹ : 165 Units

| Development/Project Name | Type of Affordable Unit | # Units |
|---------------------------------------------------------|--------------------------------|----------------|
| MHA Cedarview Apartments / 100% Affordable | Age-restricted Rental | 50 |
| MHA Jaycee Plaza / 100% Affordable | Age-restricted Rental | 90 |
| Holly City Development Corp. Mid-Rise / 100% Affordable | Age-restricted Rental | 25 of 73 |

⁸ The Housing authority has an agreement with Oak View Apartments for HUD project based vouchers for units in this complex dedicated to very low income households. The Authority has an agreement with Oak View for 32 project based vouchers, with rents restricted to very low-income households through Oct. 1, 2025. Only 16 of those units are claimed at this time.

⁹ Projected Growth Share Age-Restricted Maximum: .25(Projected Growth Share – RCA units) or .25(661 - 0) = 165 units N.J.A.C. 5:97-3.10

| | |
|--------------|-------------------------|
| TOTAL | 165¹⁰ |
|--------------|-------------------------|

Bonus Maximum¹¹ : 165 Bonuses

| Development/Project Name | Type of Bonus | # Bonuses |
|------------------------------------------------|----------------------|------------------|
| Oak View Apartments, LLC. / 100% Affordable | Family Rental | 165 |
| TOTAL | | 165 |

Actual Growth Share Obligation

The actual growth share obligation will be based on permanent certificates of occupancy issued within the municipality for market-rate residential units and newly constructed or expanded non-residential developments in accordance with Appendix D of N.J.A.C. 5:97. At plan evaluation review pursuant to N.J.A.C. 5:96-10, COAH will compare the actual growth share obligation with the actual number of affordable units constructed.

The New Jersey Department of Community Affairs (NJDCA) *Construction Reporter* indicates that between January 1, 2004 and September 2008, the City of Millville had issued certificates of occupancy for 711 housing units; and for the non-residential square footage equivalent of 2,224 jobs, yielding an actual growth share obligation through September 30, 2008, of 281 affordable units.¹²

Summary of Plan to Address Fair Share Obligation

REHABILITATION SHARE SUMMARY

¹⁰ The number of senior units exceeds the maximum by 93 units. These units will either be carried to the fourth round or used as credit should the actual growth share exceed Millville's projections.

¹¹ Projected Bonus Maximum: .25(Projected Growth Share) or .25(661)= 165 units N.J.A.C. 5:97-3.20, (b)

¹² The number of residential COs (711) is initially divided by 5 to yield 142 units and the number of jobs is divided by 16 to yield 139 units. The City of Millville's total actual growth share is therefore 281 units (*res 142 + non-res 139*). **Note:** This number does not take into account allowable exclusions permitted under N.J.A.C. 5:97-2.5; however, in Millville's case no exclusions were requested.

Rehabilitation Share: 129 Units

| Program Name | Credits | Proposed | Total |
|------------------------------------|----------------|-----------------|--------------|
| <i>City Rehabilitation Program</i> | 40 | 89 | 129 |
| TOTAL | | | 129 |

PRIOR ROUND SUMMARY
Prior Round Obligation: 0 Units

GROWTH SHARE SUMMARY
Projected Growth Share Obligation: 661 Units

| | Name of Mechanism | # Units/Bedrooms | Bonus Type | # Bonuses | Total Units/Bedrooms + Bonuses |
|----------------------------|---------------------------------------------|-------------------------|-------------------|------------------|---------------------------------------|
| Prior Cycle Credits | MHA Cedarview Apartments / 100% Affordable | 50 | | | 50 |
| | MHA Jaycee Plaza / 100% Affordable | 90 | | | 90 |
| | Vineland Development Center, 4 | 5 | | | 5 |
| | Subtotal | 145 | | | 145 |
| Post-1986 Credits | Caring Group Home (1306 Fairton Road) | 3 | | | 3 |
| | Elwyn New Jersey, Inc. (302 Valatia Street) | 4 | | | 4 |
| | Elwyn New Jersey, Inc. (513 Crest Avenue) | 4 | | | 4 |
| | Elwyn New Jersey, Inc. (14 Jason Street) | 4 | | | 4 |
| | Elwyn New Jersey, Inc. (1807 Cedar) | 3 | | | 3 |

| | | | | | |
|----------------------------|---------------------------------------------------------|------------|---------------------|------------|------------|
| | Elwyn New Jersey, Inc. (213 S. 14 th Street) | 3 | | | 3 |
| | Elwyn New Jersey, Inc. (1301 Chickadee Lane) | 5 | | | 5 |
| | Vineland Development Center, 1 | 5 | | | 5 |
| | Vineland Development Center, 2 | 5 | | | 5 |
| | Vineland Development Center, 3 | 5 | | | 5 |
| | Parents and Friends | 3 | | | 3 |
| | MHA Scattered Sites | 20 | | | 20 |
| | Holly City Development Corp. MONI Project | 16 | | | 16 |
| | A HOME, Inc. Rental Project | 1 | | | 1 |
| | Holly City Development Corp. Mid-Rise | 25 | | | 25 |
| | Holly City Development Corp. Mid-Rise | 18 | | | 18 |
| | Oak View Apartments, LLC. | 209 | Rental | 165 | 374 |
| | Maurice View Plaza | 30 | Perm. Supp. Housing | | 30 |
| | A HOME, Inc. Scattered Site | 37 | | | 37 |
| | Subtotal | 400 | | 165 | 565 |
| Proposed Mechanisms | AHOME CHOICE/ 100% Affordable | 23 | | | 23 |

| | | | | | |
|--------------------------------|-----------------------------------------------------------|-----------|--|--|------------|
| | Holly City Development Corp. CHOICE Program, Inclusionary | 5 | | | 5 |
| | Millville Gardens / Redevelopment | 6 | | | 6 |
| | Tumble Partnership | 2 | | | 2 |
| | Crystal Village | 27 | | | 27 |
| | Carmel Estates | 5 | | | 5 |
| | Subtotal | 68 | | | 68 |
| | | | | | |
| Total Units and Bonuses | | | | | 778 |
| Surplus | | | | | 117 |

II. FAIR SHARE DOCUMENT REVIEW

A. Development Fee Ordinance

Millville submitted a draft amended development fee ordinance for COAH's review and approval with its third round petition. The amended development fee ordinance has been reviewed by COAH in a separate report and was approved on March 26, 2009. The City is up to date on its reporting of Housing Trust Fund revenues.

B. Third Round Spending Plan

A third round spending plan was submitted by the City of Millville with the City's third round petition for COAH's review and approval. The spending plan will be reviewed by COAH in a separate report.

C. Affordable Housing Ordinance/Affordable Housing Administration

The City of Millville has submitted a draft amended affordable housing

ordinance that comports with the requirements of the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 *et seq.*, which was amended on December 20, 2004. The draft proposed ordinance has been amended to include the compliance with barrier free subcode of the State Uniform Construction Code Act (N.J.S.A. 52:27D-119 *et seq.*) and the accessibility requirements of N.J.S.A. 52:27D-123.15. The draft ordinance must be adopted within 45 days of COAH's grant of substantive certification and submitted to COAH immediately upon adoption.

The establishment of the position of municipal housing liaison is included in the existing affordable housing ordinance and a resolution, #A-5423, appointing a municipal housing liaison (Kim Warker) was adopted by the City of Millville on April 18, 2006.

The City of Millville is responsible for the continued re-sale and re-rental of existing affordable units and the initial sale and rental of newly constructed affordable units within the City and must identify an experienced administrative entity for that purpose by contract, agreement or letter. Millville has submitted a contract with Triad Associates as its administrative agent for all affordable units. Pursuant to N.J.A.C. 5:80-26.14(b), Millville has submitted written operating manuals for administering affordable units (sales and rental) within the City.

D. Affirmative Marketing Plan

The City of Millville has submitted an affirmative marketing plan that comports with the requirements of the UHAC and ensures the units in the City's 1987-2018 Fair Share Plan and all future affordable housing units will be affirmatively marketed to the region upon initial sale/rental and re-sale/re-rental. The plan has been reviewed with comments provided to the City. An amended plan must be adopted by resolution by the City of Millville within 45 days of COAH's grant of substantive certification and submitted to COAH.

III. MONITORING

The City of Millville must comply with COAH monitoring requirements as set forth in N.J.A.C. 5:96-11, including reporting the City of Millville's actual growth

pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:96-10.1, COAH will conduct biennial plan evaluations upon substantive certification of the City of Millville's Housing Element and Fair Share Plan. The purpose of the plan evaluation is to verify that the construction or provision of affordable housing has been in proportion to the actual residential growth and employment growth in the municipality and to determine that the mechanisms addressing the projected growth share obligation continue to present a realistic opportunity for the creation of affordable housing. If upon any biennial review the difference between the number of affordable units constructed or provided in the City of Millville and the number of units required pursuant to N.J.A.C. 5:97-2.5 results in a pro-rated production shortage of 10 percent or greater, the City of Millville is not adhering to its implementation schedule pursuant to N.J.A.C. 5:97- 3.2(a)4, or the mechanisms addressing the projected growth share obligation no longer present a realistic opportunity for the creation of affordable housing, the Council may direct the municipality to amend its plan to address the shortfall.

IV. RECOMMENDATION

COAH staff recommends that the City of Millville be granted third round substantive certification. The City of Millville must adopt all necessary implementing ordinances within 45 days of the grant of substantive certification and submit certified copies of the adopted ordinances to COAH within seven days of the adoption.